

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R enviromental-----	\$210.00
PRINT	\$2,082.00

FOR OFFICIAL USE ONLY:

Agenda Date: 6-26-15
 Tentative No.: T-23034-1
 Received Date: 6/16/15

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: SWEETWATER Sec.: 31 Twp.: 53 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Dolphin Professional Centre

2. Owner's Name: Dolphin Professional Centre, LLC Phone: 305-717-3535

Address: 2051 NW 112 Ave., # 111 City: Sweetwater State: FL Zip Code: 33172

Owner's Email Address: jbrett@remsgroupinc.com

3. Surveyor's Name: Transamerica , ESM.. Inc. - Julio Quintana Phone: 305-829-8600

Address: 7971 NW 186 Terrace City: Miam State: FL Zip Code: 33015

Surveyor's Email Address: quintana_j@comcast.net

4. Folio No(s).: 25-3031-016-0010 / 25-3031-016-0020 / /

5. Legal Description of Parent Tract: Lots 1 and 2, Block 1 of "HUGHES SUPPLY SUBDIVISION", according to the plat thereof as recorded in Plat Book 149, Page 18 of the Public Records of Miami-Dade County, FL

6. Street boundaries: NW 110th Avenue on West, NW 17th Street on North

7. Present Zoning: IU-2 Zoning Hearing No.:

8. Proposed use of Property:
 Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),
 Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

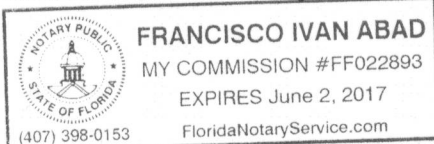
Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): J. Brett Houston-Manager

BEFORE ME, personally appeared James B. Houston this 1 day of June, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FL Driver License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 1 day of June, 2015 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Francisco Abad)

(NOTARY SEAL)

June 2, 2017 #FF022893
 (Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23634-1
DOLPHIN PROFESSIONAL CENTRE
SEC. 31 TWP. 53 S. RGE. 40 E. DIST. 12
ZONING: IU-2 SWEET WATER

CONTACT PERSON INFORMATION

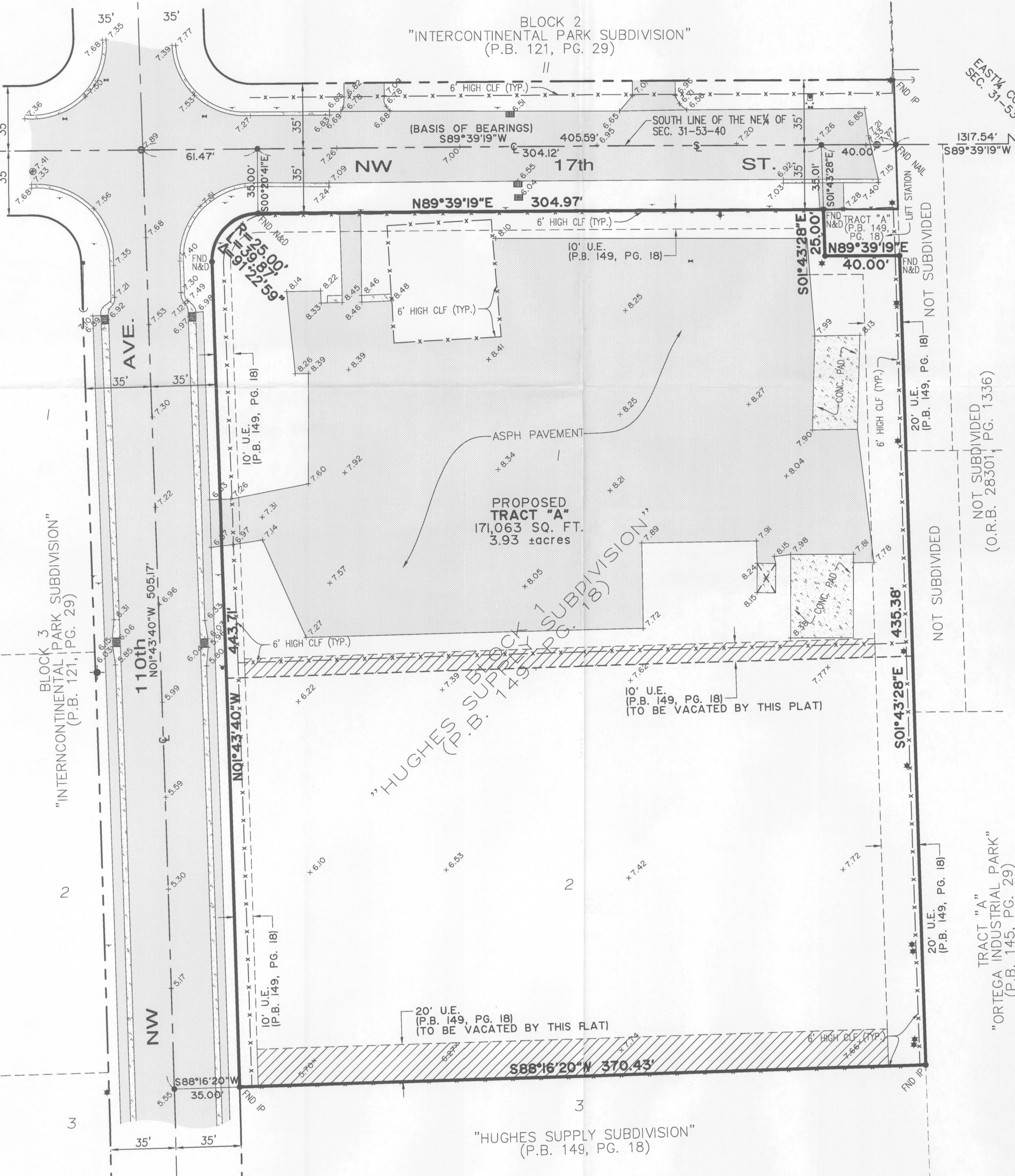
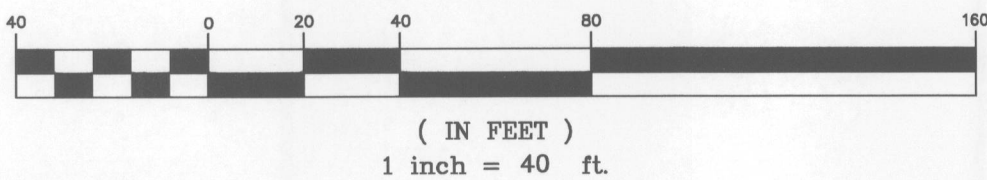
Name JULIO QUINTANA, PSM #6214
Telephone number 305-829-8600
Fax number 305-760-2231
e-mail address quintana_j@comcast.net

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

Always call 811 two full business days before you dig

Sunshine811.com

GRAPHIC SCALE



T-PLAT#

TENTATIVE PLAT / BOUNDARY SURVEY DOLPHIN PROFESSIONAL CENTRE

A REPLAT OF LOTS 1 AND 2 OF BLOCK 1 OF "HUGHES SUPPLY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

ASPH Asphalt
C Centerline
U.E. Utility Easement
CLF Chain Link Fence
CONC. Concrete
Δ Central Angle of Curve
RND Found
IP Iron Pipe
N&D Nail & Disc
R Radius
PG. Page
P.B. Plat Book
SEC. Section
SQ. FT. Square Feet
TYP. Typical
Section Line

LEGEND:

Anchor
Catch Basin
Concrete Light Pole
Fire Hydrant
Sanitary Sewer Manhole
FP&L Manhole
Water Valve
Wood Power Pole
Light Pole
Street Sign
Concrete Power Pole

LEGAL DESCRIPTION:

Lots 1 and 2 of Block 1 of "HUGHES SUPPLY SUBDIVISION", according to the plat thereof, as recorded in Plat Book 149, Page 18 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT:

Number of Acres: 3.93 ± acres
Tax Folio Number(s): 25-031-016-0010 & 25-3031-016-0020
Number of P.R.M.(s): 7
Number of P.C.P.(s): 4

No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: 02-23-2015.

Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Fence ownership, if any was established by visual means only, but legal ownership has not been determined.

Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.

Set Iron Pipe or Pin with cap #6214 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with property lines and/or fence lines.

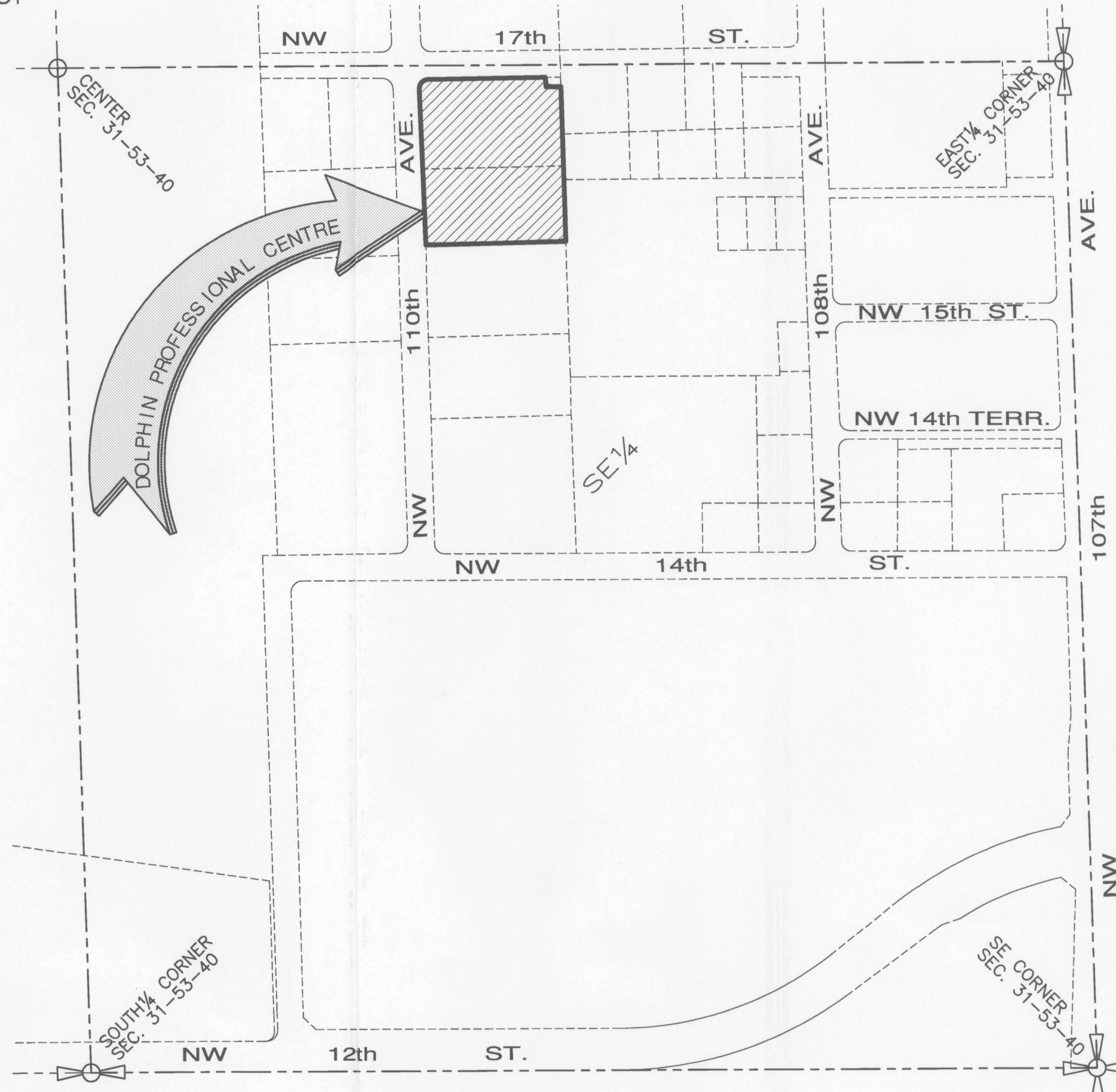
The Street Right-of-Way abutting this property are physically open unless otherwise noted.

Bearings are based on an assumed value of S89°39'19"W along the South line of the NE¼ of Section 31-53-40, Miami-Dade County, Florida.

Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929.

Locator: 3055 SW
Elevation: 7.97
Location: NW 17th Street - 125' South of Centerline.
NW 112th Avenue - 37' West of Centerline.
Description: PK Nail and Brass Washer in Concrete Catch Basin.

No underground installations or improvements have been located.



LOCATION SKETCH

A PORTION OF THE NE¼ OF THE NW¼ OF THE SE¼ OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1"=300'

OWNER:

DOLPHIN PROFESSIONAL CENTRE, LLC
2051 NW 112th Avenue Suite 111
Miami, FL 33172

SURVEYOR:

TRANSAMERICA, ESM. INC.
7971 NW 186th Terrace
Miami, FL 33015

WATER AND SEWER SERVICES:

MIAMI-DADE WATER AND SEWER DEPARTMENT
(Public Water and Sewer to be utilized)

FEMA INFORMATION:

Flood Zone: AH and X
Base Flood Elevation: 8
Map Number: 12086C0286L (revised September 11, 2009)
Community and Number: Miami-Dade County, 120635

MIAMI-DADE COUNTY FLOOD CRITERIA:

7.2 feet. (As per "AMENDED PLAT OF "FLOOD-CRITERIA MAP", P.B. 120, Pg. 13, NGVD 1929 Datum)

ZONING INFORMATION:

Zoning Classification: IU-2 (Industrial, Heavy Manufacturing District)

DEVELOPMENT INFORMATION:

120,000 sq. ft. 4 story office building with 700 parking spaces.

NUMBER OF SITES:

1 Tract
Tract "A": 171,063 sq. ft. (3.93 ± acres)

SURVEYOR'S CERTIFICATE:

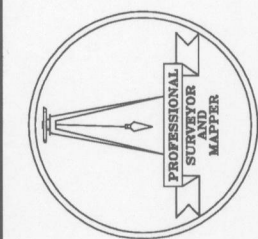
I HEREBY CERTIFY: that the BOUNDARY SURVEY of the property described hereon was made under my supervision and that the BOUNDARY SURVEY meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

TRANSAMERICA, ESM. INC.
CERTIFICATE OF AUTHORIZATION NO. L.B.# 8018

Julio A. Quintana Date 3/6/2015
Professional Surveyor and Mapper No. 6214
State of Florida

TENTATIVE PLAT / BOUNDARY SURVEY
DOLPHIN PROFESSIONAL CENTRE

TRANSAMERICA, ESM. Inc.
CERTIFICATE OF AUTHORIZATION NO. L.B.# 8018
7971 NW 186th Terrace, MIAMI, FLORIDA 33015
OFFICE: (305)829-8600 / (786)402-4475 FAX: (305)266-6524
E-MAIL: QUINTANA_J@COMCAST.NET



DRAWN: A.J.
CHECKED: JAQuintana
SCALE: AS NOTED
DATE: 02-26-2015
PROJ. NO.: 2015 A
FIELD BOOK: ---
SHEET: 1
OF 1 SHEETS

DESCRIPTION

NO. DATE REVISIONS

BY APP.